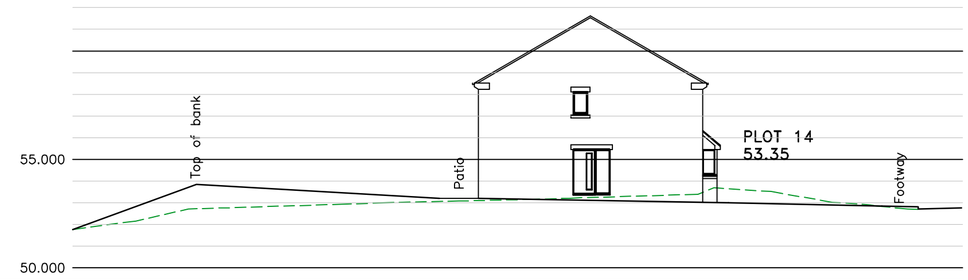
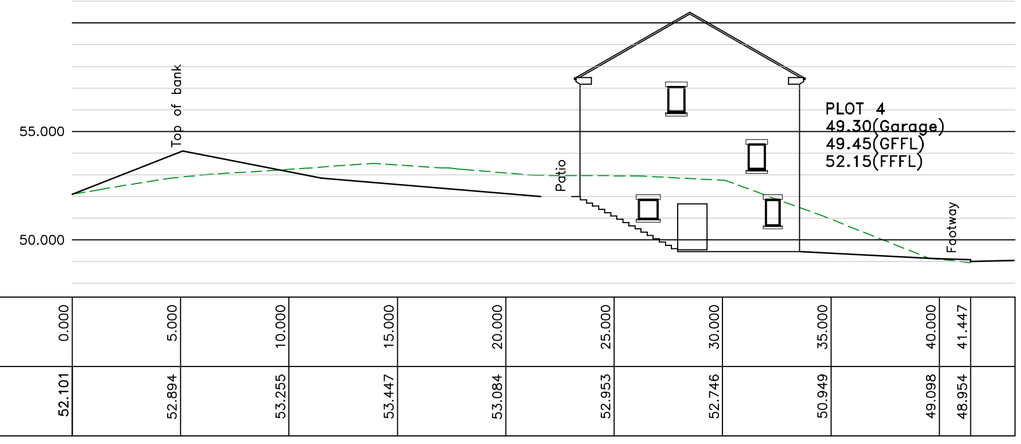


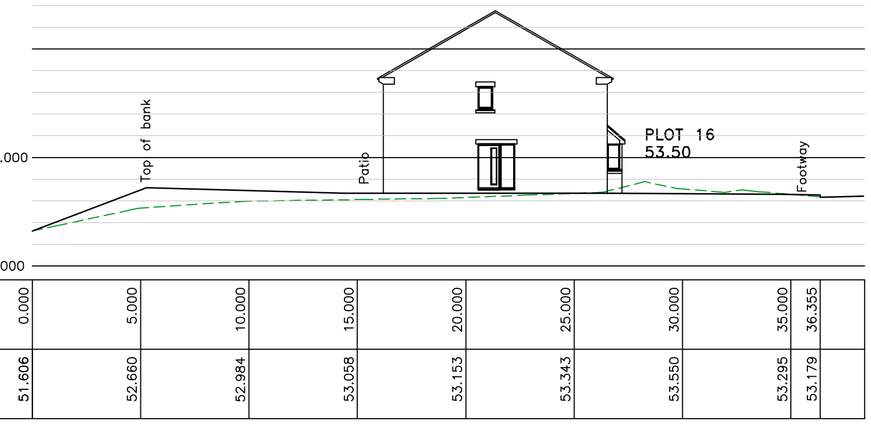
CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	41.117	
PGM 3-11-16 LEVEL	52.097	52.808	53.063	53.144	53.164	52.971	52.061	50.140	48.493	48.465	



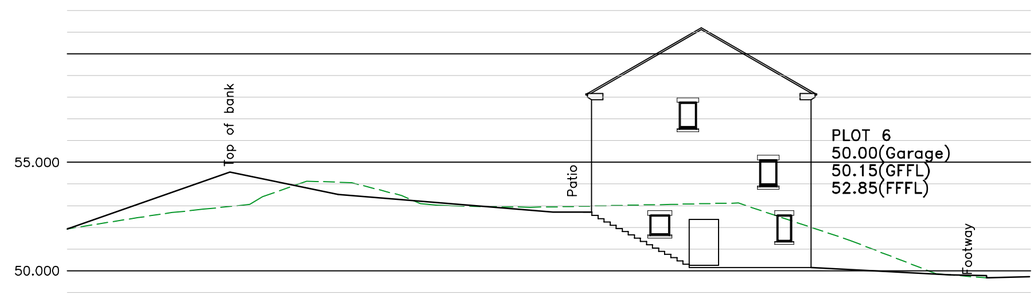
CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	39.004	
PGM 3-11-16 LEVEL	51.763	52.635	52.856	53.013	53.128	53.274	53.668	53.028	52.694	



CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	41.447	
PGM 3-11-16 LEVEL	52.101	52.894	53.255	53.447	53.084	52.953	52.746	50.949	49.098	48.954	



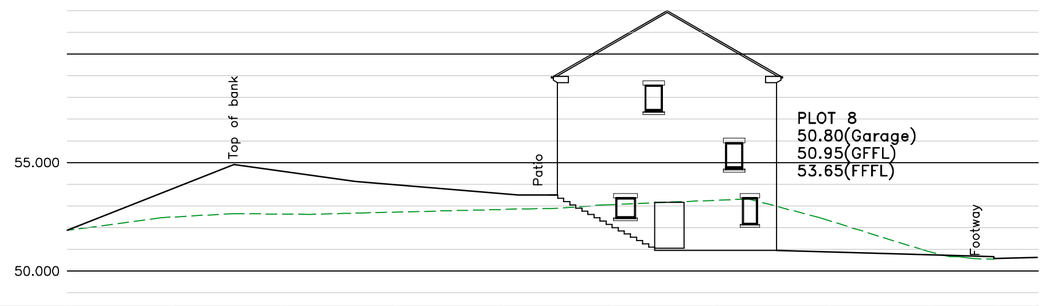
CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	36.355	
PGM 3-11-16 LEVEL	51.606	52.660	52.984	53.058	53.153	53.343	53.550	53.295	53.179	



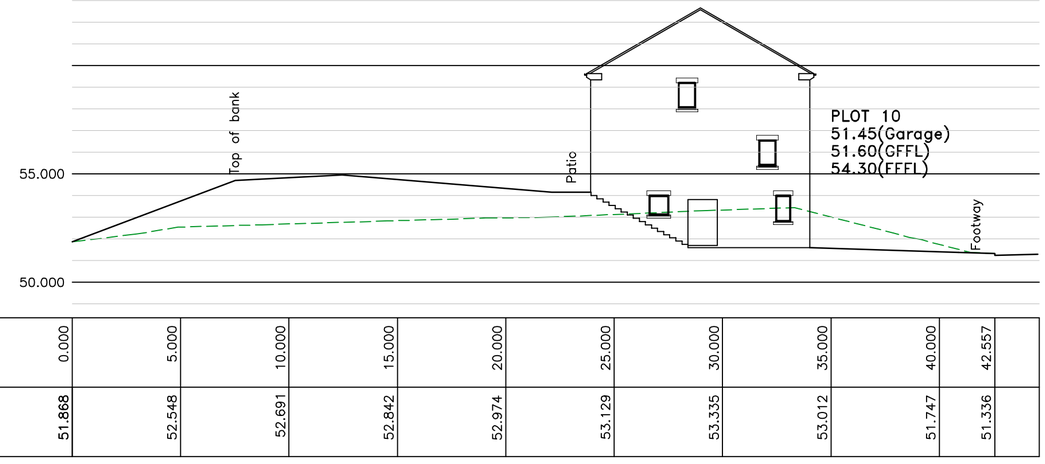
CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	42.403	
PGM 3-11-16 LEVEL	51.928	52.700	53.766	53.577	52.947	53.001	53.104	51.770	49.894	49.679	



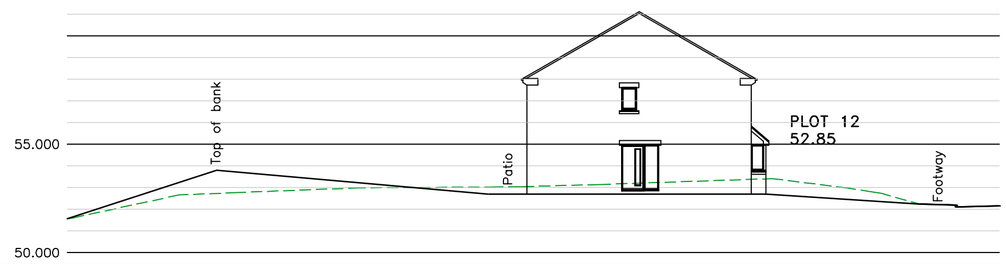
CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	33.725	
PGM 3-11-16 LEVEL	51.763	52.593	52.967	53.165	53.311	53.841	53.459	53.323	



CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	42.750	
PGM 3-11-16 LEVEL	51.870	52.495	52.621	52.713	52.834	53.056	53.263	52.362	50.829	50.543	



CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	42.557	
PGM 3-11-16 LEVEL	51.868	52.548	52.691	52.842	52.974	53.129	53.335	53.012	51.747	51.336	



CHAINAGE	0.000	5.000	10.000	15.000	20.000	25.000	30.000	35.000	40.000	40.963	
PGM 3-11-16 LEVEL	51.572	52.627	52.855	53.000	53.032	53.159	53.329	53.102	52.230	52.200	

EXTERNAL WORKS DESIGN PRINCIPLES

The design of this site is initially based on Part M of the building regulations and guidance from NHBC requirements.

Maximum drive gradients are set at 1:12 at the worst point. A level threshold is to be provided in front of the main access door.

Garden gradients are set at a maximum 1:10 this is in line with other developers Strata Homes and Taylor Wimpey, NHBC maximum is 1:6, a garden gradient used by Gleeson Homes.

Considering the carbon footprint of the muck shift including horizons from foundations and drainage excvations it is proposed to form a maximum 1:2.5 banking adjacent the Pennine Trail. This will aid the screening of the gardens as well as lifting garden levels. We have taken on board comments from the planning authority, such that the majority of back gardens are largely 1:12 or flatter

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Black Stone Developments

Sandygate Lane, Stairfoot
External Works

DRAWN BY rab

SCALE 1:200 DATE Nov 18

DRAWING No 1073-11-2 REV

PRELIMINARY ONLY

Based on Site Plan Issued 26-11-18